

PLANNING & ZONING COMMISSION MEETING OF 1.24.17 AGENDA ITEM #16-367SUP

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Bed and Breakfast (Waddill Street Bed and Breakfast Inn), Located at 215 North Waddill Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forward to the City Council for final action at the February 21, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit for a bed and breakfast, with the following special ordinance provision:

1. The property shall generally develop in accordance with the associated site layout exhibit.

APPLICATION SUBMITTAL DATE: December 12, 2016 (Original Application)
January 10, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit so that the existing residence, located at 215 North Waddill Street, can be utilized as a bed and breakfast facility (Waddill Street Bed and Breakfast Inn).

The City of McKinney Zoning Ordinance requires that a specific use permit be granted in order for a bed and breakfast facility to be operated on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS 60" – Single Family Residence District (Residential Uses)	Single Family Residence
North	"RS 120" – Single Family Residence District (Residential Uses)	Single Family Residence
South	"RS 60" – Single Family Residence District (Residential Uses)	Single Family Residence

East	"RS 60" – Single Family Residence District (Residential Uses)	Single Family Residence
West	"RS 60" – Single Family Residence District (Residential Uses)	Single Family Residence

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties.

SPECIAL ORDINANCE PROVISIONS: The following special regulations, found in Section 138-394 (Special Use Permits) of the City of McKinney Zoning Ordinance, shall apply to all specific use permits issued for bed and breakfast facilities:

1. All bed and breakfast facilities must be owner-occupied and managed at all times.
2. The maximum length of stay for any guest shall be 14 consecutive days in any one calendar month.
3. The maximum number of bedrooms that may be rented is five, unless the City Council specifically finds that the structure and tract on which it is located is of sufficient size to permit more bedrooms and that the same will adversely impact the surrounding properties.
4. Breakfast shall be the only meal served to paying overnight guests. No cooking facilities shall be permitted in any of the bedrooms.
5. One attached sign shall be permitted on the premises. Such signs shall not exceed four square feet in area, and shall not include the word "hotel" or "motel".

6. "Off-street" parking shall be provided equal to 1 parking space per guest bedroom and shall be screened from all streets. No parking shall be permitted in the front yard area.
7. The facilities shall meet all of the minimum requirements of the health department and shall conform in all respects to the requirements of the fire code, building code, electrical code and plumbing code.
8. All such facilities shall be responsible for the collection of the city hotel/motel tax.
9. All City health officers, building inspectors, the Fire Marshal and his assistants and other code enforcement officials of the City of McKinney shall have the right to go on any premises for which a specific use permit for a Bed and Breakfast facility has been issued during normal business hours for the purpose of verifying compliance with this ordinance and all other applicable ordinances of the city.

ACCESS/CIRCULATION:

Adjacent Streets: Hunt Street, 40' Right-of-Way, Collector
 Waddill Street, 50' Right-of-Way, Collector
 Bass Street, 20' Right-of-Way, Alley

Discussion: The residence has direct access to Hunt Street, Waddill Street and Bass Street.

PARKING:

Proposed Use: Bed and Breakfast Facility (5 Guestrooms)
Required Number of Spaces: 1 Parking Space for Each Guestroom, 2 for Resident
Total Required: 7 Parking Spaces
Total Provided: 7 Parking Spaces

Discussion: The applicant has provided the required number of parking spaces on the site layout exhibit for the proposed bed and breakfast.

SCREENING: Parking spaces for a bed and breakfast use are required to be screened from all streets. The existing surface parking spaces along Hunt Street will be used exclusively for the owner thus do not require screening, while the seven spaces at the rear of the house for guests are not visible from any public street (Bass Street is an alley) with the proposed fencing along the northern and eastern side of the property.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed SUP Exhibit
- PowerPoint Presentation